

**ORDINANCE 95-34**  
**TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA**  
**Re: 213 South Rogers St.**  
**(Frosted Food Development, LLC, petitioner)**

WHEREAS, Indiana Code 6-1.1-12.1-7(a) authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria require that an area so designated must be an area that:

- (1) has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or
- (2) is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Indiana Code 36-7-11, 36-77-11.1 or 14-3-3.2; or
- (3) encompasses buildings, structures, sites or other facilities that are:
  - (A) listed on the national register of historic places under the National Historic Preservation Act of 1966; or
  - (B) listed on the register of Indiana historic sites and historic structures; or
  - (C) determined to be eligible for listing on the Indiana register by the state historic preservation officer;

and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of Frosted Foods Development, LLC to designate the area commonly known as 213 S. Rogers, Bloomington, Indiana, as a Economic Development Target Area at a public hearing held on June 6, 1995; and

WHEREAS, the Economic Development Commission voted to recommend that the Common Council designate the above-described area as an Economic Development Target Area in compliance with Indiana Code 6-1.1-12.1-7 (a)(3)(C) recited above. A copy of Resolution 95-1 of the Economic Development Commission is attached hereto and incorporated herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. The area commonly known as 213 S. Rogers, Bloomington, Indiana, described in Exhibit A attached hereto and incorporated herein, is hereby designated as an Economic Development Target Area under the authority of Indiana Code 6-1.1-12.1-7 (a)(3)(C).

SECTION II. The favorable recommendation of the Economic Development Commission shall be attached hereto and made a part hereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 21st day of June, 1995.

Iris Kiesling  
IRIS KIESLING, President  
Bloomington Common Council

ATTEST:

Patricia Williams  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22nd day of June, 1995.

Patricia Williams  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this 22nd day of June, 1995.

Tomilea Allison  
TOMILEA ALLISON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance designates the area commonly known as 213 S. Rogers, in Bloomington, Indiana, as an Economic Development Target Area (EDTA). The Council has previously granted an Economic Revitalization Area designation for this property, and by approving this supplemental designation, the property owners will be eligible to receive a tax abatement for retail uses not otherwise available to them.

Signed (again)  
Legal Dept. - Susan Farley  
Petitioner  
Duncan Campbell